

## MINUTES

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS  
WEDNESDAY, OCTOBER 24, 2012

The Henderson County Board of Commissioners met for a special called meeting at 6:00 p.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Those present were: Chairman Tommy Thompson, Vice-Chairman Bill O'Connor, Commissioner Charlie Messer, Commissioner Michael Edney, County Manager Steve Wyatt, Interim Assistant County Manager David Whitson, County Attorney Russ Burrell and Clerk to the Board Teresa Wilson.

Absent was: Commissioner Larry Young due to a death in the family.

Also present were: Finance Director J. Carey McLelland, Planning Director Anthony Starr, Engineer Marcus Jones, Research/Budget Analyst Amy Brantley, Assessor/Tax Collector Stan Duncan, Central Services Manager David Berry, Environmental Program Coordinator Megan Piner (audio/videotaping), Recreation Program Supervisor Karen Saine, and Parks and Recreation Director Tim Hopkin.

### CALL TO ORDER/WELCOME

Chairman Thompson called the meeting to order and welcomed all in attendance. He noted the purpose of this special called meeting is a forum regarding the possible acquisition of Hendersonville Christian School property and Capital Improvements at Jackson Park.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Commissioner Messer.

### PRESENTATION BY COUNTY MANAGER STEVE WYATT

#### **Hendersonville Christian School Property Overview**

County Manager Steve Wyatt stated if the Board of Commissioners wishes to make an investment to increase the capacity of the Parks and Recreation Department and enhance recreational opportunities for the citizens it serves then the Hendersonville Christian School property presents an opportunity. The Board of Commissioners must determine if this is the right investment opportunity. It is not a perfect opportunity however, it is an intriguing one.



**Property Acquisition**

Property Specifications

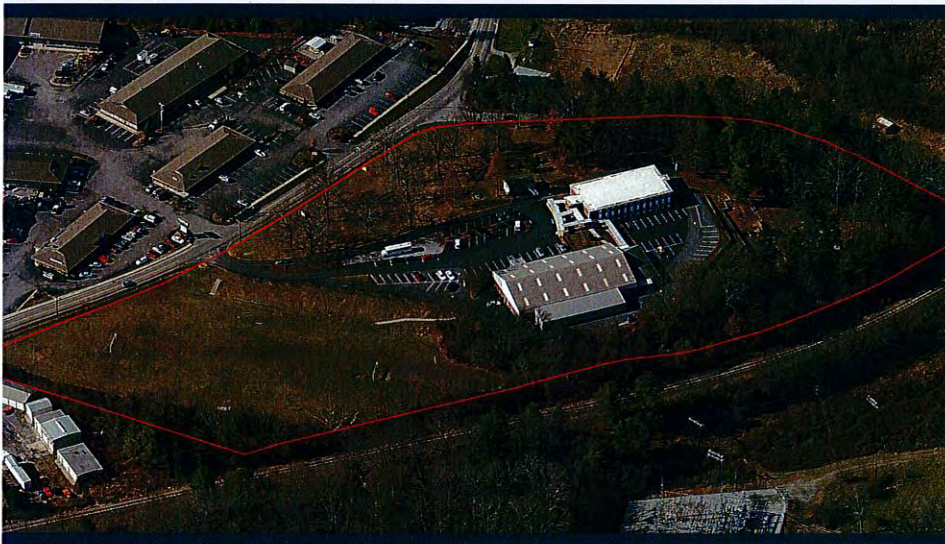
- 708 S. Grove Street, Hendersonville
- 9.45 +/- Acres (subject to survey)
- 3 buildings (Classrooms, gymnasium)
- Athletic Field
- Playground
- Kitchen Facilities (non-equipped)
- Water, Sewer, Gas
- 79 Parking Spaces
- R-15 City Zoning
- Asking Price \$1,200,000
- Appraised Value - \$2,660,000

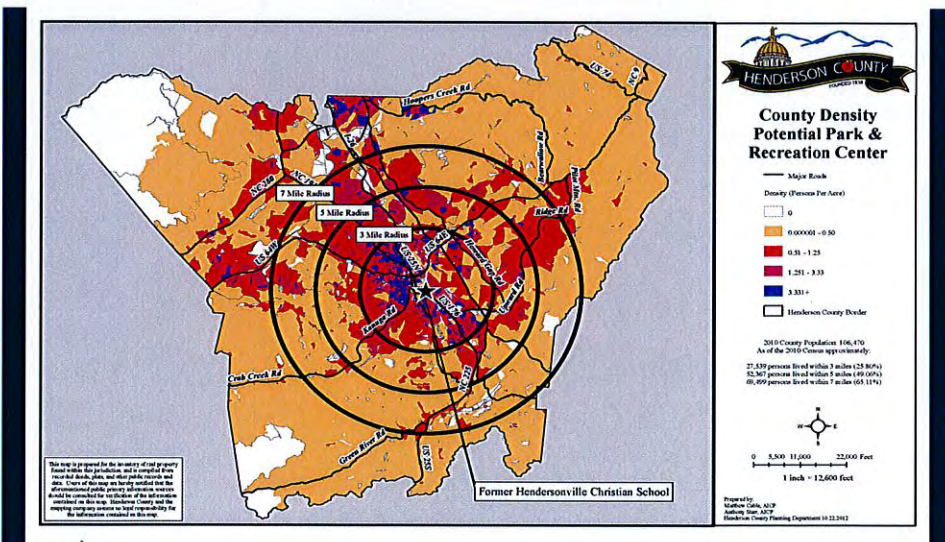
APPROVED: November 5, 2012

## Property Acquisition

### 2008 Renovations

- \$400,000 in Major Renovations
- New Roof on Classroom Building
- New Windows and Trim
- New HVAC Systems
- New Gates and Fencing
- New Oak Floor in Gymnasium
- Pavement Repair- Striping and Resurfacing





Potential Recreation Uses

- **Classroom Building**
  - The existing classroom building is approximately 12,084 square feet
  - Potential identified uses include, but are not limited to:
    - Administrative offices
    - Relocation of existing activities currently being held at the Stoney Mountain Activity Center
    - A variety of new recreational offerings, such as educational, artistic and social type activities
  
- **Athletic Field**
  - The athletic field can accommodate one field of 300 ft x 170 ft
  - Potential identified uses include, but are not limited to:
    - Soccer
    - Football
    - Lacrosse
    - Rugby
    - Field Hockey
    - Ultimate Flag Football
    - Any other sport played on a flat, rectangular field
  
- **Gymnasium**
  - The existing gymnasium is approximately 15,720 square feet
  - Potential identified uses include, but are not limited to:

<u>MAIN GYMNASIUM</u>	<u>ANNEX ROOMS</u>
Basketball- full court (1) – cross court Volleyball – full court (1) – cross court (2) Indoor Soccer Paddle Tennis Badminton Table Tennis Floor Hockey Dance Indoor Rock Climbing Wall Large Social Functions Training	Martial Arts Self Defense Aerobics Yoga Dance Classes (square dance, ballet, ball room etc.) Stretching/Fitness classes Drama Training Catering

**2007 Parks and Recreation Facility Needs Assessment**

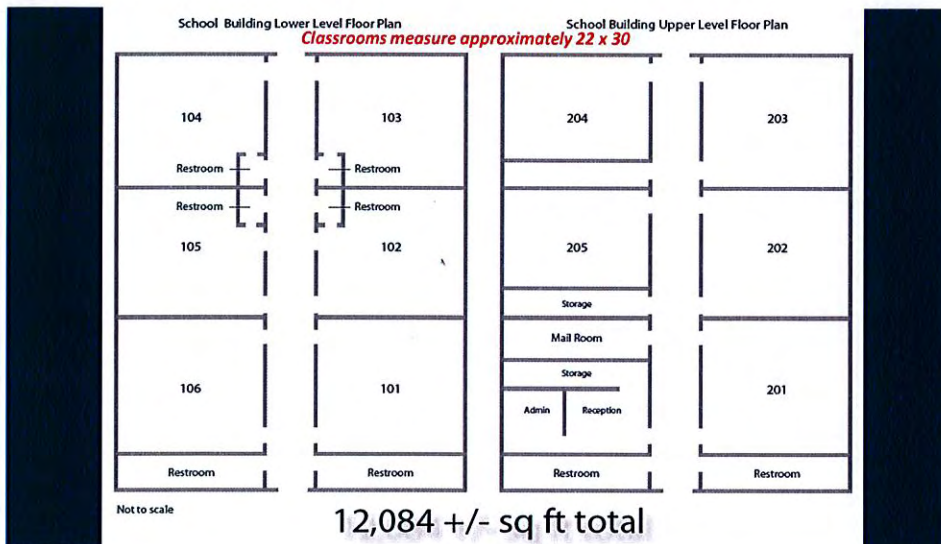
- In 2007, the County conducted a Facility Needs Assessment in response to the growth of recreation programs and the steady increase in the county’s population, which had created a demand for more parks and recreation facilities and open green spaces.
- That Assessment involved:
  - Significant Opportunity for Public Input
    - 5 Public Input Sessions
    - Mail and Email Input
  - 2 Follow Up Sessions with Advisory Board and Staff
  - Written Report with Recommendations
- Based on the information gathered during the public input sessions, the following seven needs were identified as the most needed by the public:
  1. Soccer Complex
  2. Recreation Center
  3. Greenways
  4. Additional Parks
  5. Maintenance
  6. Handicap & Special Needs Accommodations

7. Dog Park

- Existing facilities at the proposed property could address, *either in whole or in part*, Priorities #1 and #2 of the identified needs.
- Existing facilities include:
  - Classroom Buildings
  - Gymnasium
  - Athletic Field

**Classroom Building**

- The existing classroom building is approximately 12,084 square feet
- Potential identified uses include, but are not limited to:
  - Administrative offices
  - Relocation of existing activities currently being held at the Stoney Mountain Activity Center
    - Renovation costs for continued use of the Stoney Mountain Center are estimated at \$84,000
  - A variety of new recreational offerings, such as education, artistic and social type activities. Examples of such opportunities include:
    - Educational
      - Music lessons
      - Group meetings
    - Artistic
      - Art classes
    - Social Activities

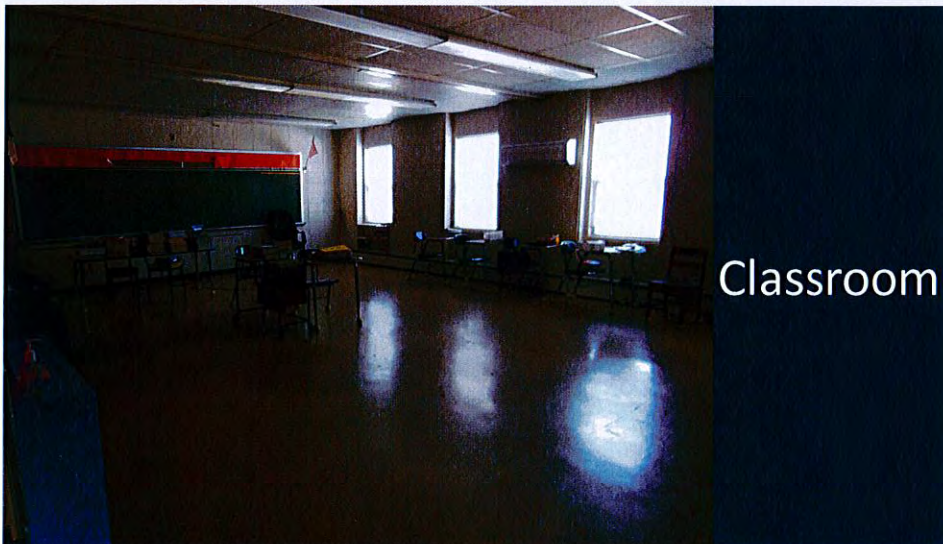


County Manager Steve Wyatt noted that upgrades to the restrooms would be necessary in order to make them ADA compliant.

Classroom



Classroom



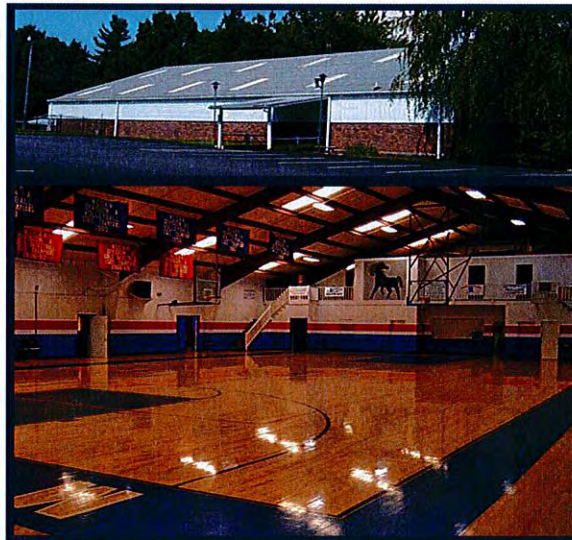
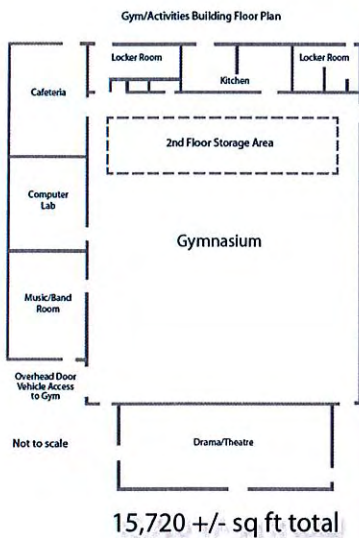
Classroom Building Restrooms



October 24, 2012

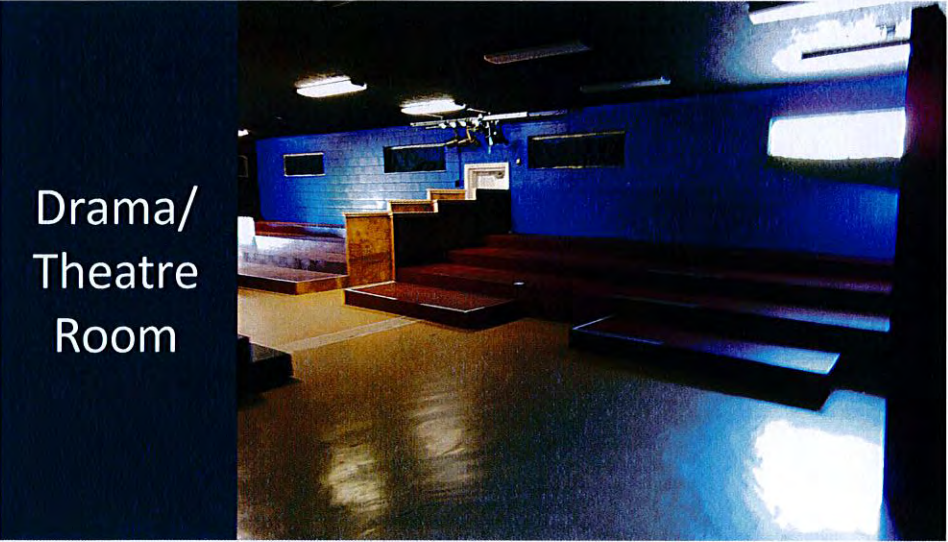
### Gymnasium

- The existing gymnasium is approximately 15,720 square feet
- Potential identified uses include, but are not limited to:
  - Main Gymnasium (Year Round availability)
    - Basketball - full court (1) - cross court (2)
    - Volleyball - full court (1) - cross court (2)
    - Indoor Soccer
    - Paddle Tennis
    - Badminton
    - Table Tennis
    - Floor Hockey
    - Dance
    - Indoor Rock Climbing Wall
    - Large Social Functions
    - Training
- The existing gymnasium is approximately 15,720 square feet
- Potential identified uses include, but are not limited to:
  - Gymnasium Annex Rooms
    - Martial Arts
    - Self Defense
    - Aerobics
    - Yoga
    - Dance Classes (square dance, ballet, ball room etc.)
    - Stretching/Fitness classes
    - Drama
    - Training
    - Catering



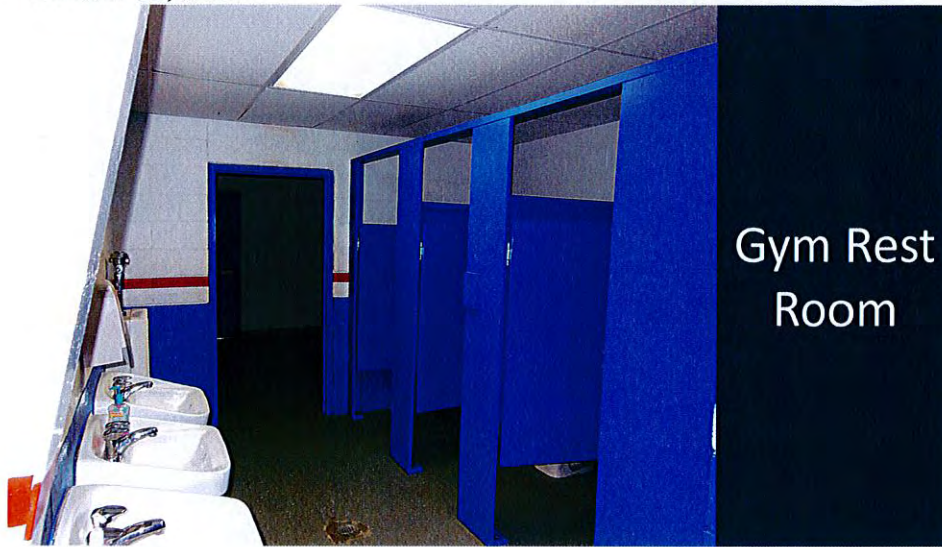


Music/  
Band  
Room



Drama/  
Theatre  
Room

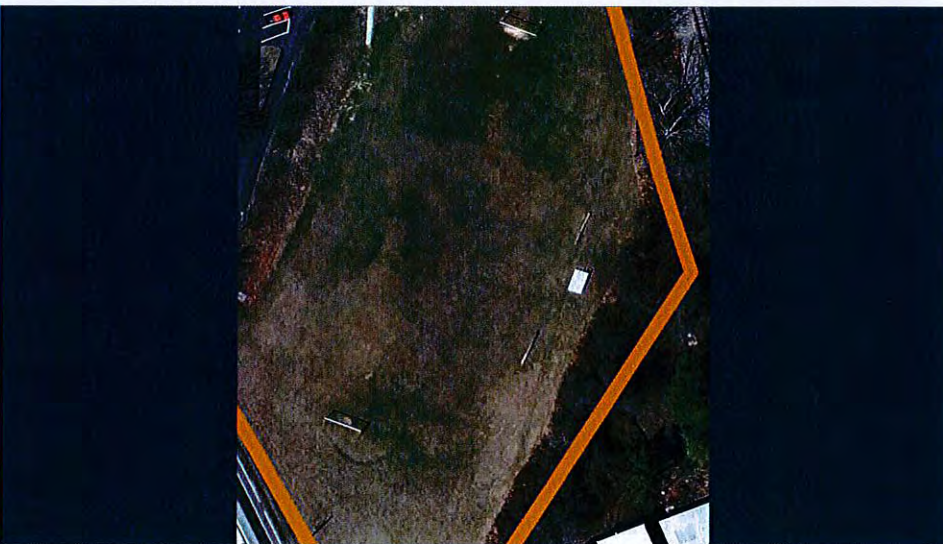
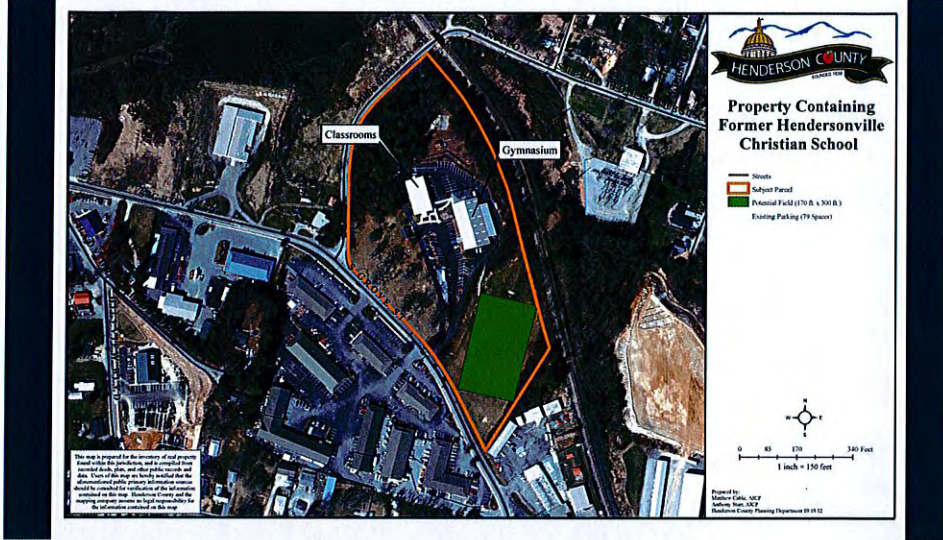




County Manager Steve Wyatt stated that the field is in great condition at this time, but will wear out quickly with the amount of use that is predicted. By installing artificial turf, the field would then become equivalent to 5 fields.

#### **Athletic Field**

- The athletic field can accommodate one field of 300 ft x 170 ft
- Potential identified uses include, but are not limited to:
  - Soccer (possible field configurations)
    - 1 - Adult regulation (11vs11) size field
    - 1 - U12 (8vs8) size field
    - 1 - U10 (6vs6) size field plus 2 – U6 (3vs3) size fields
    - 1 - U10 (6vs6) size field plus 1 – U8 (4vs4) size field
    - 3 - U8 (4vs4) size fields
    - 2 - U8 (4vs4) size fields plus 2 – U6 (3vs3) size fields
    - 6 - U6 (3vs3) size fields
- The athletic field can accommodate one field of 300 ft x 170 ft
- An adult soccer field to be a regulation size field must fall between the following length and width dimensions.
  - Length – maximum 390ft and minimum 300ft
  - Width – maximum 300ft and minimum 150ft
- A soccer field may not be square. The length must exceed the width.
- It is preferable to have the largest field possible for adult play. A field 300ft x 170ft is a regulation size field. It is however on the small end on field sizes.
- The athletic field can accommodate one field of 300 ft x 170 ft
- Potential identified uses include, but are not limited to:
  - Other field sports
    - Football
    - Lacrosse
    - Rugby
    - Field Hockey
    - Ultimate Flag Football
    - Any other sport played on a flat, rectangular field





**Outdoor  
Play Area  
with  
Basketball  
Court**



**Associated Costs**

Negotiated price to acquire property

- \$910,000.00

Improvements for Zoning Permit

- Parking
  - 65 additional spaces required
  - \$130,000

**Start up Costs**

- 2 Story Classroom Building
  - Includes ADA modifications, door replacements, lighting, etc.
  - \$77,150
- Gymnasium
  - HVAC units, roof, lighting, etc.
  - \$42,700
- Grounds and Pavement
  - Signage, equipment, clean-up, existing sidewalks, etc.
  - \$77,000
- Athletic Field
  - Artificial Turf - \$505,170
  - Lighting - \$130,000
- City of Hendersonville Requirements
  - Parking spaces - \$130,000
- Contingency
  - \$40,000
- Professional Services
  - \$15,000

For the property to be used for recreation purposes, the total estimated preparation costs would be \$1,017,020.

**Funding Source**

- Parks and Recreation Trust Fund
  - Grants are available up to \$500,000 (very competitive application)
  - There is a 50/50 County match required
  - Only recreation costs are eligible

- There is potential to apply the grant to acquisition costs
- There is also potential to apply the grant to upfront costs
- To maximize the grant, it could be applied to the total project costs including both acquisition and upfront costs

**Operating Costs**

- Personnel
  - 2 Full Time Equivalents (Salary and Benefits)
    - Custodial/Maintenance Technician - \$41,700
    - Recreation Program Supervisor - \$52,000
- Operations
  - Utilities - \$36,000
  - Fire/Security Monitoring - \$2,500
  - Insurance - \$ 1,500
  - Other operational expenses including equipment - \$52,500

Total estimated annual operating costs = \$ 186,200

**Funding Source**

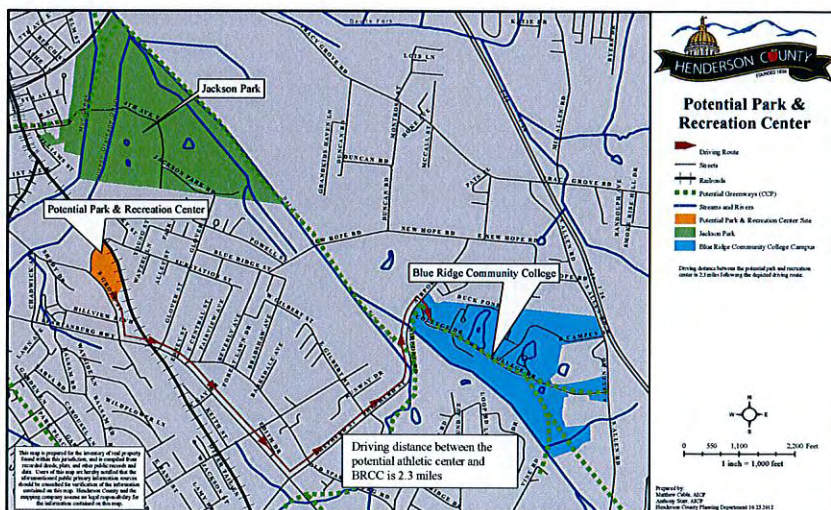
- Included in the FY2013 Budget was a \$200,000 Transfer to the Capital Project Fund for future recreation projects
- Those funds could continue to be included in the annual budget, but programmed as ongoing operational costs.

**Partnership Opportunities**

- The county has been approached by members in the community to partner on programming, should the county acquire the property, which would create additional opportunities for usage and revenues. Such partnership possibilities could offset operating costs.

**Potential BRCC Partnership**

- Blue Ridge Community College has identified the need for a gymnasium in the College’s Facilities Master Plan. The College currently uses the Justice Academy for the physical fitness requirements of the basic law enforcement training program. Other physical education courses could be offered in the college transfer and emergency medical science programs if there was a facility available. BRCC is currently using the Justice Academy.

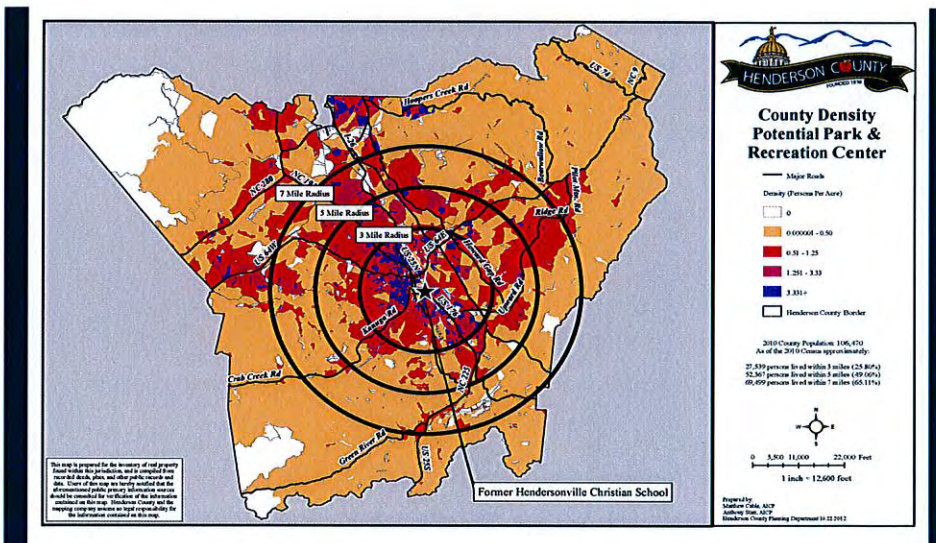


**Potential BRCC Partnership**

1. Fire and Rescue Academy (held annually typically through the summer months for 1 hour a day).
2. Physical Fitness portion of EMS programs.
3. Physical Fitness (2 BLETs and 2 Detentions) approx. total 110 hours per year-Law Enforcement:
  - A. Requirement- open space where instructor can view students at all times
4. Subject Control (2 BLETs and 2 Detentions) approx. total 120 hours per year-Law Enforcement:
  - A. Requirement-open space and the use of mats on the floor where training is being conducted
5. College Transfer PE classes including volleyball and basketball.

**Summary**

- The 2007 Parks and Recreation Facility Needs Assessment highlighted the fact that growth of recreation programs and the steady increase in the county’s population has created a demand for more parks and recreation facilities and open green spaces.
- Obtaining and adequately preparing this property for recreation needs would address, *either in whole or in part*, the top two priorities identified in the Needs Assessment.
- The Needs Assessment also identified a need for a recreation center to be centrally located within the County, preferably close to the intersection of I-26 and US 64. It is not practical to plan for this type of facility to be duplicated throughout the County and a centralized location near large transportation corridors will provide the best access situation.
- The property is in close proximity to Jackson Park, creating additional opportunities for addressing additional Needs Assessment priorities, such as Priority #3 - Greenways.
- The gymnasium would allow for year-round capacity and recreational opportunities. With artificial turf and lights on the athletic field, additional capacity at the site is maximized.
- Other entities in the community have expressed a strong desire to utilize the facility should it be acquired.



**Summary**

- Percentage of the County’s population living within close proximity to the site? As of the 2010 census, approximately:
  - 27,539 people lived within a 3 mile radius - 25.80%
  - 52,367 people lived within a 5 mile radius - 49.06%
  - 69,499 people lived within a 7 mile radius - 65.11%

**Concerns**

- Parking

**Henderson County Athletics and Activity Center Programming**

## Gymnasium Programming

<u>Spring</u>	<u>Summer</u>	<u>Fall</u>	<u>Winter</u>
Dance/Dance Classes	Dance/Dance Classes	Dance/Dance Classes	Dance/Dance Classes
Senior Games	Basketball Camp	Youth Volleyball	Youth Basketball
Indoor Hockey	Volleyball Camp	Adult Volleyball	Church Basketball
Badminton	Soccer Camp	Senior Volleyball	Adult Basketball
Indoor Youth Tennis	Multi Sport Camp	Badminton	Senior Basketball
Martial Arts	Martial Arts	Martial Arts	Martial Arts
Youth Volleyball	Fitness Camp	Dodge Ball	Youth Indoor Soccer
Adult Volleyball	Indoor Youth Tennis	Paddle Tennis	Adult Indoor Soccer
Senior Volleyball	Paddle Tennis	Senior Basketball	Indoor Youth Tennis
Open Play	Open Play	Open Play	Open Play
Community Use	Community Use	Community Use	Community Use
Social Functions	Social Functions	Social Functions	Social Functions

## Gymnasium Programming

### Example - Fall Season

MAIN GYMNASIUM

	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>
8:00 AM							
9:00 AM	Open Gym	Open Gym	Open Gym	Open Gym	Open Gym	Open Gym	
10:00 AM							Open Gym
11:00 AM	BRCC	Senior Volleyball	BRCC	Senior Volleyball	BRCC	Youth Volleyball (Game)	
12:00 PM							
1:00 PM							
2:00 PM	Open Gym	Open Gym	Open Gym	Open Gym	Open Gym	Youth Volleyball (Game)	Youth Volleyball (Game)
3:00 PM	Pre-School Sports (Parent/child classes)	Home School PE Classes	Pre-School Sports (Parent/child classes)	Home School PE Classes	Senior Basketball		
4:00 PM							
5:00 PM					Indoor Hockey	Youth Volleyball (Game)	Youth Volleyball (Game)
6:00 PM	Youth Volleyball (Practices)	Youth Basketball (Skills Clinic)	Youth Volleyball (Practices)	Youth Basketball (Skills Clinic)			
7:00 PM							
8:00 PM					Teenage Open Gym	Teenage Open Gym	
9:00 PM	Adult Basketball (Practices)	Adult Basketball (Practices)	Church Volleyball (Games)	Adult Basketball (Practices)			
10:00 PM							

## Athletic Field Programming

<u>Spring</u>	<u>Summer</u>	<u>Fall</u>	<u>Winter</u>
Youth Soccer League	Soccer Camps	Youth Soccer League	Soccer Training
Adult Soccer League	Lacrosse Camps	Adult Soccer League	Adult Flag Football
Field Hockey	Football Camps	Youth Flag Football	Ultimate Frisbee League
Tournaments	Tournaments	Tournaments	Tournaments
Open Play	Open Play	Open Play	Open Play
Baseball/Softball Training	Baseball/Softball Training	Baseball/Softball Training	Baseball/Softball Training
Senior Games			

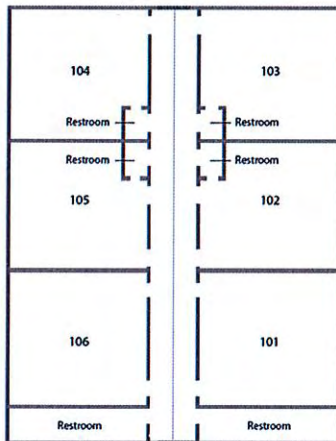
# Athletic Field Programming

## Example - Fall Season

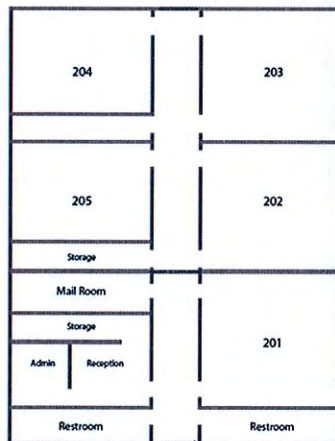
### ATHLETIC FIELD

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8:00 AM	Morning Fitness (running/walking)	Morning Fitness (running/walking)	Morning Fitness (running/walking)	Morning Fitness (running/walking)	Morning Fitness (running/walking)		
9:00 AM						Youth Soccer Match	Adult Soccer Match
10:00 AM	Open Field	Open Field	Open Field	Open Field	Open Field		
11:00 AM							
12:00 PM	Lunch Time Kick About (soccer)	Lunch Time Kick About (soccer)	Lunch Time Kick About (soccer)	Lunch Time Kick About (soccer)	Lunch Time Kick About (soccer)	Youth Soccer Match	
1:00 PM							
2:00 PM	Open Field	Open Field	Open Field	Open Field	Open Field		
3:00 PM						Youth Soccer Match	Youth Soccer Match
4:00 PM							
5:00 PM	Youth Soccer Training	Youth Soccer Training	Youth Soccer Training	Youth Soccer Training	Youth Soccer Training		
6:00 PM							
7:00 PM							
8:00 PM	Adult Flag Football	Adult Flag Football	Adult Soccer League	Adult Soccer League	Adult Soccer League	Adult Soccer Match	Adult Soccer Match
9:00 PM							
10:00 PM							

School Building Lower Level Floor Plan



School Building Upper Level Floor Plan

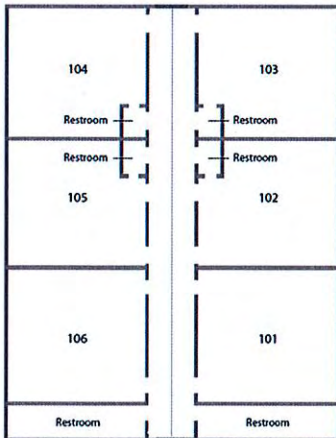


Class Room Building Layout

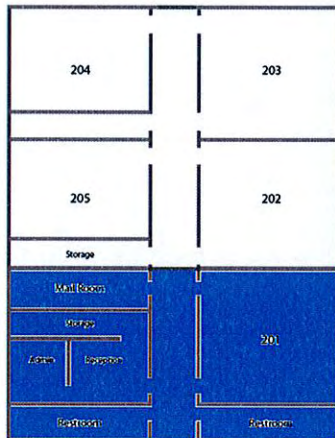
Not to scale

12,084 +/- sq ft total

School Building Lower Level Floor Plan



School Building Upper Level Floor Plan



Planned space for administrative offices

1 FTE transferred from Jackson Park

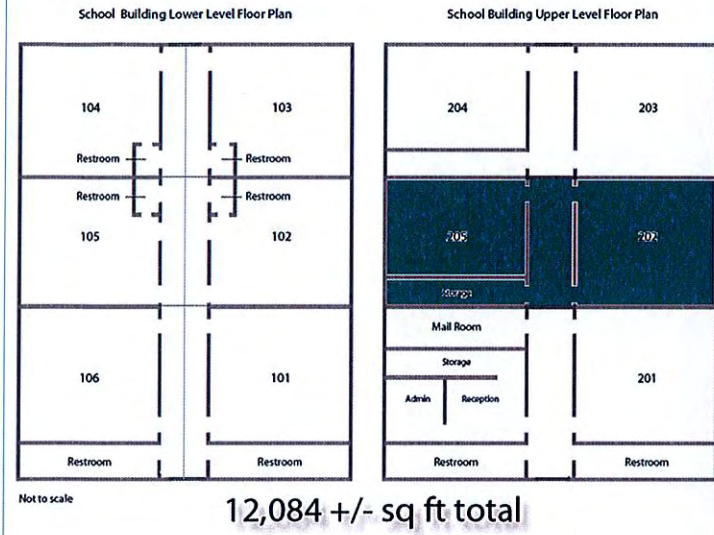
1 FTE transferred from Stoney Mountain

1 New FTE

Not to scale

12,084 +/- sq ft total





Planned space for education classes

Examples:

- Tutoring
- Language
- Education/Learning Seminars
- Creative Writing
- Outdoor Skills Classes
- Workshops
- Summer Camp
- Art Exhibits



Planned space for artistic classes

Examples:

Dance Classes

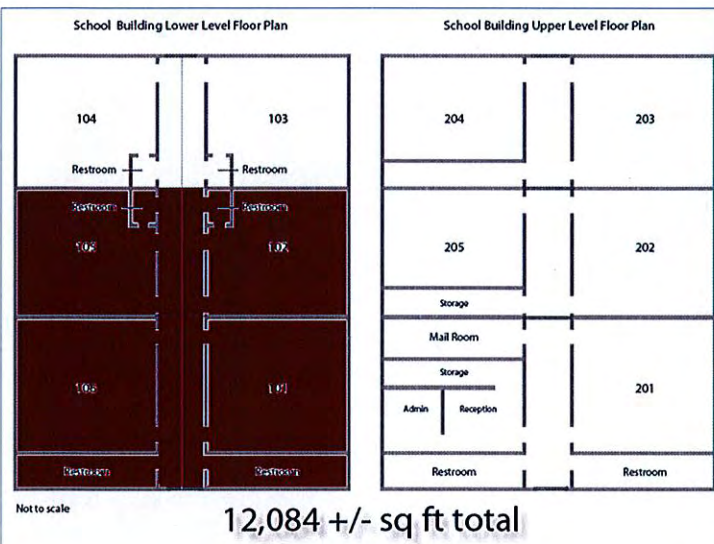
- Square Dance
- Line Dance
- Tap Dance
- Clogging
- Ballet

Arts Classes

- Pottery
- Painting
- Ceramics
- Sewing
- Stain Glass
- Scrapbooking

Music Classes

- Piano
- Kinder/Music
- Guitar



Planned space for community use

Examples:

- Public Meetings
- Community Groups
- Support Groups
- Birthday Parties
- Reunions
- Church Groups
- Senior Meetings
- Art Exhibits
- Home School Activities
- Boy Scouts/Cub Scouts
- Girl Scouts/Brownies
- 4-H Clubs
- Board and Card Games
- Community Groups
- Public Meeting Rooms
- Rental Space

**Community Input**

1. Monday Art Night. Start a County School that teaches folk arts 1 night a week utilizing many of the elders in our county who have such great folk art skills such as whittling, sewing, cooking, gardening,

flower arranging, putting on a dinner....etc Bessie Bright could be the leader (and there are too many ladies in this county that could teach these skills to list here...)

2. Tuesday make the best County Veterans facility 1 night a week to rival all others in North Carolina... "Art for Relaxation" "Transitioning from military to civilian life and Vice Versa" and "Knowing your veteran rights and earnings" by Mike Murdoch. Group Therapy for returning or retiring veterans. Korean War Veterans Teach History for Kids. etc etc etc.....Mike Murdoch leader.
3. Wednesday Being American classes 1 night a week... help the immigrants to become legal in this great country of ours - a course in American Citizenship. Being Patriotic presented by the Patriot Guard Riders. Basic wills and family law for life in America by Judge Fox with next door "Do you have a case or not?" by his daughter, Ginney Fox...you know more civic minded lawyers than we do.
4. Thursday Kids Night... with boy scouts and girl scout troops assigned to the facility for kids who have not found a troop on their own. 4H in the next room, YMCA reps teaching basic response skills in the next room, Stop Drop and Roll by fireman Terry and Safe Citizens Classes by Officer Walt Harper in the next.....Glo Nock could teach a mini DARE class in the next...
5. Friday Night Out... recruit a bunch of high school kids and teach them how to be good parents while watching children used in the training for young single parents or young couples in the county to have a night out or a night for shopping without kids etc. Break this up like VBS with age groups...Parents Night Out will host children 0-5 the first week of the month, 6-8 the second week of the month, 9-12 the third week of the month; Terrible Teens the fourth week of the month and a special program in the two months that have 5 weeks.
6. Sock Hopper Saturdays could be with different clubs and groups around the area having the duty of fixing up the gym for a dance on Saturday Nights... it could be 50's Sock Hop for Slightly Seniors or Big Band (get some elders out to teach those dances) ; Have some of the many Dance Companies in town teach a Dance for Fitness Class.... "Ageless Grace Fitness" by Elise Pratt
7. Spiritual Sundays. Classes: Learn About Jesus for Christians, Jewish Life for Juniors...Catholic Catechism Classes... Bible Study for Babes....DAZLE: Dads As Spiritual Leaders.... The Study of Religion through the ages.... (Hollywood from WTZQ could teaches Sunday Morning Hymn Appreciation)... these classes should land on Sunday and you could recruit young local spiritual leaders such as Reverend Jason Kittrell of Mountain View who are great with kids.

Well that's 7 days a week already....

#### **MORE THOUGHTS WITHOUT ENOUGH DAYS....**

- You could have special classes or events (free or real cheap) for parents during school breaks
- Have aging Hippies come teach living off the grid
- Have DAR ladies teach American History
- Have DSS teach child rearing psychology
- Have the public library hold reading clubs for all ages
- Have the County Emergency Services teach "Get Ready" Classes
- Have the County Finance Office teach household budgeting
- Have the Job Corps and Unemployment Office teach resume creation and interview skills
- Or just have each county office and each county club or organization figure out what they could teach to help the community - the whole point being to get EVERYONE involved so they all buy into it and claim ownership in making it the best thing that ever happened to this county... Henderson already has a great reputation as an excellent place to raise your kids... capitalize on that.

Jackson Park Baseball Tournament Standards						
Improvement Plan						
# Project	Field 1	Field 2	Field 3	Field 7	Other	Cost
1 Batting Cages		\$7,105	\$7,105			\$14,210
2 Scoreboards (wireless)	\$5,000	\$5,000	\$5,000	\$5,000		\$20,000
3 Backstop blocked up + fencing + padding	\$5,750	\$5,750	\$5,750			\$17,250
4 Dugout replacement/repairs		\$5,500				\$5,500
5 Outfield fencing replacement	\$6,500	\$6,500	\$6,500	\$7,000		\$26,500
6 Repair and alter stairs Field 2		\$3,500				\$3,500
7 Restrooms remodeled at Field 2		\$60,000				\$60,000
8 Restrooms updated at Shelter 4					\$50,000	\$50,000
9 Pave lower parking area					\$50,000	\$50,000
10 Drawings, permits, contingency (15%)					\$37,040	\$37,040
<b>TOTAL</b>	<b>\$17,250</b>	<b>\$93,355</b>	<b>\$24,355</b>	<b>\$12,000</b>	<b>\$137,040</b>	<b>\$284,000</b>

**Purchase/Financing Options**

Costs:

Cost to purchase school property	\$ 910,000
Projected capital improvements to school property	\$1,017,000
Subtotal	\$2,927,000
Add: Estimated repair/renovation costs for Jackson Park	\$ 284,000
Total capital costs	\$2,211,000
Less: FY2013 budgeted funds for recreation parks	(\$ 100,000)
Net capital costs to fund	<u>* \$2,111,000</u>

\*Does not include costs to fund or potential grants

Purchase/Financing Options	
<b>Funding Options:</b>	
1. Pay cash from reserves to fund capital costs	<ul style="list-style-type: none"> <li>Saves \$301,000 in financing costs</li> </ul>
2. Finance recreation/park capital costs	<ul style="list-style-type: none"> <li>\$2,111,000 at 2.5% over 10 year term</li> <li>Projected Annual debt service = \$241,200</li> <li>Total Debt Service Payments over 10 year term = \$2,412,000</li> </ul>
3. Potential Parks and Recreation Trust Fund Grant (PARTF)	<ul style="list-style-type: none"> <li>Up to a maximum of \$500,000</li> </ul>
4. Finance recreation/park capital costs/package with Boyd property purchase (\$2,750,000)	<ul style="list-style-type: none"> <li>\$4,861,000 at 2.5% over 10 year term</li> <li>Projected Annual debt service = \$555,412</li> <li>Total Debt Service Payments over 10 year term = \$5,554,120</li> </ul>

Other information/considerations:

- If the property is financed, the first annual debt service payment will not be due until FY2014.
- The Board would need to adopt a financing reimbursement resolution should the purchase of the school property be approved.

**PUBLIC INPUT**

1. Dr. David Lamond – Dr. Lamond is a soccer coach and feels this is a great opportunity to work toward health and wellness. Henderson County is behind with recreation and there is a need for this facility. It would be a great start for the community.
2. Karen Rhoads – Mrs. Rhoads feels after receiving more information at this meeting, this proposal looks better. If the Board decides to purchase, she asked that it be maintained.
3. Jeff Donaldson – Mr. Donaldson is the Chair of the Recreation Advisory Committee. The Committee voted unanimously to purchase the property. Information collected in past forums indicates a need for a county gymnasium, greenways, soccer, and a central center. This is a perfect location.
4. Hunter Marks – Mr. Marks is a member of the Recreation Advisory Committee and agrees with Mr. Donaldson. This property is not adjacent to any residential areas, and is available at a good price. He feels there is a good chance for the PARTF Grant. This would help resolve many of the top priorities set by the county, and is an investment in health for the community.
5. Doug Moon – Mr. Moon supports the proposal. An indoor facility has been needed for many years. The needs by the citizens outnumber the resources available. The gymnasium is a diamond, the center can produce revenue, and this is an opportunity that can't be missed.
6. Elizabeth Lyons – Ms. Lyons feels there is a need for community space, as well as a water park. She would like for the Board to remember that green space is becoming rare. She feels that Jackson Park is worn out.
7. Rick Burt – Mr. Burt is a Volunteer Coordinator for the Tennis Association and supports the proposal. The gymnasium would provide a great facility for an indoor tennis program.
8. Thomas Albright – Mr. Albright is a coach and his children play sports. Jackson Park needs maintenance, and safety is the number one concern. There are not enough restrooms, and the fields need to be at tournament standard. This is a unique opportunity for all citizens, even during cold weather, and an investment in the future.
9. Dr. John Strickland – Dr. Strickland is the President of the Henderson County Soccer Association. He supports the proposal. The gymnasium would be a marvelous asset and many would benefit. At this time there are no dedicated soccer fields. Artificial turf on the field would be a great start and would benefit all youth. This is a "no brainer" and an opportunity that can't be passed up.
10. Katie Breckheimer – Ms. Breckheimer is in favor of the proposal. The county is lucky to find property and building in a central location. She asked that the Board not take down any of the trees on the property and work with the city on a variance for parking spaces.
11. Sherry Sparks – Ms. Sparks feels more space and facilities are needed for youth programs.

**DISCUSSION**

## Commissioner Messer:

- Recreation is in the top four (4) reasons that people are moving into Henderson County
- This is a great opportunity with many uses
- Work with General Electric on the lighting and look at artificial turf for the field
- Commissioners and staff of Henderson County have in the past, and continue to do, an outstanding job of saving money.

## Commissioner Edney:

- Returned to the Commission because he feels recreation had taken a back seat.
- This is an opportunity to meet needs that can't be passed up.
- He will only support the purchase if the fields are upgraded to artificial turf, and the proposals to renovate Jackson Park are included.
- He expressed that this is not a bailout as the current owner is a non-profit organization, and no money is to be made except possibly by the bank holding the mortgage.
- Does not support moving the Board of Elections, and should only be used as a Parks and Recreation facility.
- Pay cash

Commissioner O'Connor:

- Is concerned about maintenance at Jackson Park and future maintenance of this property should it be purchased. Make sure money is set aside in future budgets to maintain parks and address the problems as they occur.
- Feels the County is paying too much for the property.
- If the property is purchased, the money should be borrowed as the rates are low.
- Eighty percent (80%) of the building should be available for public use, and no permanent time mark out should be given for the opportunity house.
- Opposed to moving the Board of Elections to this facility.

Chairman Thompson:

- Renovations must be done at Jackson Park.
- The purchase of Hendersonville Christian School property is a great opportunity.
- He has only heard five (5) negative comments including: two individuals who just don't want to spend any money for anything, two individuals who feel Tuxedo is being left out, and one that feels the county has enough parks.
- He is supportive of the \$910,000 offer to purchase if the bank will accept.
- Opposed to moving the Board of Elections.
- Pay cash – not debt
- Revenue opportunity
- Keep Tuxedo Park in mind with intention to assist at a unknown amount

*Commissioner Messer made the motion that the Board approves the overall plan and immediately enter into a contract to purchase the Hendersonville Christian School property at a price of \$910,000 (subject to a short sale agreement by the mortgage holder T. D. Bank), that the Board completely carryout the renovations at Jackson Park, that the Board move forward with the proposed renovations of the Hendersonville Christian School property including installation of an artificial turf playing field plus lights, that the Board seek any available grants to defray all or a portion of the costs of the purchase and renovations, that the Board adopts the proposed Reimbursement Resolution to provide for the possible later financing of these project, and that the Board approves the appropriate budget amendments. The motion passed 3-1 with Commissioner O'Connor voting nay.*

*Chairman Thompson deemed that it was the unanimous position of the Commissioners present not to move the Board of Elections into this property.*

**ADJOURN**

There being no further business to conduct, the Chairman adjourned the meeting at 8:00 p.m.

Attest:

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Teresa L. Wilson, Clerk to the Board

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Thomas H. Thompson, Chairman

Extract of Minutes of a special meeting of the Board of Commissioners of the County of Henderson, North Carolina, which was duly held on October 24, 2012 at 6:00 p.m. in the Commissioners' Meeting Room, Henderson County Historic Courthouse, 1 Historic Courthouse Square, Hendersonville, North Carolina. Chairman Thomas H. Thompson presided.

\* \* \*

The following members were present:

Chairman Thomas H. Thompson; Vice Chairman William P. O'Connor; Commissioner Charlie Messer; Commissioner J. Michael Edney

The following members were absent:

Commissioner Larry Young.

Also present:

County Manager Steve Wyatt; Assistant County Manager David Whitson; Clerk to the Board Teresa Wilson; Finance Manager J. Carey McLelland; County Attorney Charles Russell Burrell.

\* \* \*

Commissioner Messer moved that the following resolution (the "*Resolution*"), a copy of which was available with the Board and which was read by title:

**RESOLUTION OF THE COUNTY OF HENDERSON, NORTH CAROLINA DECLARING THE INTENT OF THE COUNTY OF HENDERSON, NORTH CAROLINA TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES INCURRED IN CONNECTION WITH THE ACQUISITION OF CERTAIN REAL PROPERTY FOR USE BY THE COUNTY FROM THE PROCEEDS OF CERTAIN TAX-EXEMPT OBLIGATIONS TO BE EXECUTED AND DELIVERED WITHIN THE NEXT EIGHTEEN MONTHS**

**WHEREAS**, the Board of Commissioners of the County of Henderson, North Carolina ("*County*") has determined that it is in the best interests of County to acquire certain real property, currently owned by Hendersonville Christian School Incorporated, located within the City of Hendersonville, for use by the County (the "*Project*");

**WHEREAS**, the County presently intends, at one time or from time to time, to finance all or a portion of the costs of the Project with proceeds of tax-exempt obligations and reasonably expects to execute and deliver its tax-exempt obligations (the "*Obligations*") to finance, or to reimburse itself for, all or a portion of the costs of the Project; and

**WHEREAS**, the County desires to proceed with the Project and will incur and pay certain expenditures in connection with the Project prior to the date of execution and delivery of the Obligations (the "*Original Expenditures*"), such Original Expenditures to be paid for originally from a source other than the proceeds of the Obligations, and the County intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the Obligations to be executed and delivered at a date occurring after the dates of such Original Expenditures;

***NOW, THEREFORE, BE IT RESOLVED*** by the Board of Commissioners of the County of Henderson, North Carolina as follows:

Section 1. ***Official Declaration of Intent.*** The County presently intends, and reasonably expects, to reimburse itself for the Original Expenditures incurred and paid by the County on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The County reasonably expects to execute and deliver the Obligations to finance all or a portion of the costs of the Project and the maximum principal amount of Obligations expected to be executed and delivered by County to pay for all or a portion of the costs of the Project is \$3,000,000.00.

Section 2. ***Compliance with Regulations.*** The County adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the County's intent to reimburse itself for the Original Expenditures from proceeds of the Obligations.

Section 3. ***Itemization of Capital Expenditures.*** The Finance Officer of the County, with advice from special counsel, is hereby authorized, directed and designated to act on behalf of the County in determining and itemizing all of the Original Expenditures incurred and paid by the County in connection with the Project during the period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of execution and delivery of the Obligations.

Section 4. ***Effective Date.*** This Resolution is effective immediately on the date of its adoption.

On such motion, the foregoing resolution, entitled "**RESOLUTION OF THE COUNTY OF HENDERSON, NORTH CAROLINA DECLARING THE INTENT OF THE COUNTY OF HENDERSON, NORTH CAROLINA TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES INCURRED IN CONNECTION WITH THE ACQUISITION OF CERTAIN REAL PROPERTY FOR USE BY THE COUNTY FROM THE PROCEEDS OF CERTAIN TAX-EXEMPT OBLIGATIONS TO BE EXECUTED AND DELIVERED WITHIN THE NEXT EIGHTEEN MONTHS**", was duly adopted by the following vote:

AYES:

COMMISSIONERS THOMPSON, MESSER, EDNEY

NAYS:

COMMISSIONER O'CONNOR

STATE OF NORTH CAROLINA            )  
  )  
COUNTY OF HENDERSON            )        ss:

I, *Teresa Wilson*, Clerk to the Board of Commissioners of the County of Henderson, North Carolina, **DO HEREBY CERTIFY** that the foregoing is a true and exact copy of a resolution entitled **“RESOLUTION OF THE COUNTY OF HENDERSON, NORTH CAROLINA DECLARING THE INTENT OF THE COUNTY OF HENDERSON, NORTH CAROLINA TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES INCURRED IN CONNECTION WITH THE ACQUISITION OF CERTAIN REAL PROPERTY FOR USE BY THE COUNTY FROM THE PROCEEDS OF CERTAIN TAX-EXEMPT OBLIGATIONS TO BE EXECUTED AND DELIVERED WITHIN THE NEXT EIGHTEEN MONTHS”** adopted by the Board of Commissioners of the County of Henderson, North Carolina, at a meeting held on the 24<sup>th</sup> day of October, 2012.

24<sup>th</sup> **WITNESS** my hand and the corporate seal of the County of Henderson, North Carolina, this the day of October, 2012.



*Teresa L. Wilson*  
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Teresa Wilson  
Clerk to the Board  
County of Henderson, North Carolina